



15 May 2023

Dear Home Owners,

One of the joys of preparing an annual report is that it gives us the opportunity to look back and reflect on all that has been accomplished over the past year. This past year was filled with many opportunities and its share of challenges.

We have managed to complete most of the projects we set out to do for the financial year of 2023, however there are a few we will need to pick up again in the new financial year. More about these projects at the Annual General Meeting.

LEVIES

Due to the current economic situation a decision has been taken not to increase the levies this year, the levies will therefor remain unchanged.

Thank you to our homeowners who continue to pay their levies timeously!

We are going ahead with Louw & Coetzee Attorneys who assist us with the levies that are in arrears. They are making good progress with collecting outstanding levies. This has also made a difference to our financial situation.

SECURITY

Security remains paramount and fortunately De Tuin remains a low crime incident area, if any.

Most of our expenses (52%) is used for this purpose.

We give credit to the loyal and dedicated guards of SJC Security, a business that has been with us for many years.

In May / June 2022, SJC Security equipped us with cameras all around De Tuin and offered us the camera monitoring service free of charge.

These cameras are in working order however due to the POPI act we must respect the sharing of this information. The HOA took the decision that access will only be given to the Trustees that serve on the Homeowners Association. The Trustees are not allowed to share this information with homeowners, due to the POPI act.

PARK

This year was the same as previous years regarding the continuous work that comes with maintaining a park area.

The watering of our newly planted kei apple trees was done on a weekly basis. With winter fast approaching, these watering sessions have become less frequent and will eventually fall away for the duration of the rainy season.

We have also added two extra benches to our park. The vision was to build a hexagon picnic table around the tree but unfortunately due to the positioning of the tree trunk and its roots, this was not possible.

The rebuild of two of our braai areas has also been completed.

The main objective with our park is to create a general family friendly area for all residents.

Let this also encourage us to focus on the upkeep of our own personal gardens to fit in with our well-maintained surrounding areas and for the general look that comes with keeping these areas neat.

SWIMMING POOL

Last year it was reported that we will be applying new mosaic tiles in the pool, however due to this exercise turning out to be quite costly (R21,900 excl. VAT) we decided not to go ahead with the quote as this does not affect the working of the pool and is only there for aesthetics.

Due to leaks detected, the piping of our pool has been fixed and the loose paving around the pool has been repaired. We also fixed the electrical wiring as this was not in line with SABS regulations.

We have enlisted Perfect Pools to assist us with water testing and pump / system checks monthly. We are seeing if this has a positive effect on our pool, results dependant, this agreement could change in the future.

We have noticed the pool is being tampered with in the evenings, whilst being locked. A decision has been made to get quotes for motion detection lights and have them installed. Please be on the lookout for people being in the pool area after reasonable hours and contact SJC or our security guard should you spot someone.

FINANCIALS

Another year passes and the association's finances are still healthy and in good shape. The independently audited financial statements will be presented at the Annual General Meeting.

Below is the breakdown of the expenditure percentages attributed to our four expense groups for the current 2023 financial year. Actual spend was as follows:

• Security	62%	R 299,930
• Standard Monthly Bills	22%	R 130,218
• Maintenance	15%	R 87,056
• Miscellaneous	11%	R 64,576

Total Spend: 100% R 581,780

Total income generated from levies (levies invoiced for the year), interest received, building plans and clearance fees amounted to an Operational Surplus of: R 588,149.

Cash equivalents as of 28 Feb 2023:

Current Account: R 69,412.35
Flexi Account: R 629,327.85

Total R 698,740.20

BUILDING / ARCHITECTUAL

In December 2022, we updated our building guidelines to give a bit more leeway to each homeowner however we still find that homeowners embark on alterations without the necessary building plans and approvals.

To prevent unnecessary headaches afterwards, members are encouraged to make sure about the rules and regulations applicable before embarking on any project. If you sell your home and the plans are not representative of the property, no clearance certificate will be issued until new plans have been lodged and approved by the City of Cape Town. This will delay your transfer process and ultimately you could lose the sale of your property. Unfortunately, this very situation arose this past year.

The priority towards ensuring that alterations to properties are done according to the prescribed guidelines, ensures that our respective house values remain high to the benefit of all that reside here.

MANAGING AGENT

Bach Accountants, our managing agent, handles all the administrative matters of the HOA. We are thankful for the level of service and the collaboration between the HOA and Bach Accountants.

Bach Accountants perform the tasks of the day-to-day admin diligently and efficiently which also contributes greatly towards the stability of our association.

COMMUNICATION

The HOA would like to emphasise that all matters of concern regarding the HOA or for the HOA's attention should be dealt with by directly contacting the committee by sending an email to detuinhoa@gmail.com. No WhatsApp groups are supported by the HOA.

ACKNOWLEDGEMENTS

I would like to thank every trustee for their commitment and time they have set aside. The way we have been able to manage the affairs of our homeowner's association on behalf of its members has been one of maturity and respect.

I also wish to express thanks to the 208 homeowners of De Tuin and request that you please interact with us.

I thank you for your support and encouragement over this past year!

Thank you,
Debbie Nortjé
Chairperson 2023